

# Notification of DEVELOPMENT APPLICATIONS

## Notification of Development Applications

*The following information is provided to assist you in making your views known to Council.*

### **Why have I been notified of the application?**

Council notifies residents of Development Applications in order to:

- Increase community awareness and participation in the development process; and
- Invite residents to make Council aware of their relevant issues and concerns.

Please note, that notification of an application does not necessarily mean that Council will approve the application, nor that the development will proceed.

### **How do I obtain more information concerning a proposed development?**

You may call Council's Customer Services Officers on 4645 4608 or visit Council's Planning and Environment Division during business hours.

### **Do I have to make a submission to Council?**

There is no obligation for you to make a submission to Council. However, if your submission is by way of an objection to the application you are asked to clearly state the grounds of your objection. All submissions are required to be in writing.

### **What should I include in my submission?**

Submissions should clearly set out your opinion of the development proposal. If you have any constructive suggestions to overcome your concerns are encouraged.

### **What happens to my submission?**

First of all you will receive a written acknowledgement. Council is required to consider your comments in conjunction with its legal responsibility to take into account a range of environmental considerations. These are contained in the Environmental Planning and Assessment Act, planning instruments like the Campbelltown (Urban Area) Local Environmental Plan, relevant Development Control Plans and other policies adopted by Council.

In making its decision, Council has to balance the competing interests of the community, the reasonable expectations and rights of the applicant and the various legal responsibilities imposed by legislation.

Depending on the type of application and the number of submissions received, the application may be referred to Council's Planning and Environment Committee for consideration. In that event, you will receive a second letter advising you of the details of the meeting and we will invite you to address the Committee to outline your comments/concerns regarding the development.

#### **Will my submission remain confidential?**

No. Government legislation requires all development application files to be available for inspection upon request, including letters of objection.

In addition, reports to the Planning and Environment Committee are public reports that include a summary of submissions received.

#### **Will I be told if the applicant proposes any changes to the development?**

You will be informed of any significant amendments to the development application, and your further comments will be sought prior to the application being finally determined.

#### **What are Council's responsibilities in assessing DAs?**

Council must assess all DAs on their individual merits having regard to the 'planning matters for consideration' under Section 79C of the EP&A Act 1979. Council must consider any relevant Environmental Planning Instrument, Development Control Plan and other prescribed matter. In addition, Council must consider the environmental, social and economic impacts of the development, any submissions received and the public interest. Council cannot approve or refuse a development application unless the decision is for a 'planning purpose'.

#### **Will I be informed of Council's determination of the application?**

Council will inform you in writing of the decision on the application if you have made a written submission outlining your concerns with the proposal.

#### **Are there any rights of appeal in respect of the Council decision?**

An applicant who is dissatisfied with Council's decision on the development application may either request a review of the determination or lodge an appeal to the Land and Environment Court. Generally no right of appeal is available to objectors (other than "designated development").

#### **What if the matter goes to Court?**

If an applicant appeals to the Land and Environment Court against the Council's determination of, or failure to determine a development application, there is the possibility that the persons who lodge the objections to the proposal will be invited to assist the Council in defending its position.

#### **For further information contact:**

**Planning and Environment Division  
Campbelltown City Council  
Cnr Broughton & Queen Streets  
Campbelltown 2560**

**PO Box 57, Campbelltown NSW 2560**

**Tel: (02) 4645 4608 Fax: (02) 4645 4111  
Email: [council@campbelltown.nsw.gov.au](mailto:council@campbelltown.nsw.gov.au)**

